



# TOWN OF NANTUCKET BOARD OF APPEALS NANTUCKET, MA 02554

Minutes  
Tuesday, March 25, 2008  
1:00 PM  
2 Fairgrounds Road

**Board Members in attendance:** Michael O'Mara, David Wiley, Dale Waine, Lisa Botticelli, and Edward Toole.  
**Staff:** John Brescher, Leslie Woodson Snell, Venessa Moore

I. Call to Order:

**Chairman Michael O'Mara called the meeting to order at 1:15 P.M.**

II. Old Business

- 118-07 Veranda House, LLC 3 Step Lane Cohen  
Action Deadline April 10, 2008.

Attorney Steven Cohen spoke on behalf of the applicant.

Attorney Cohen informed the Board that he informally proposed the idea of a parking space to the Historic District Commission and the Historic District Commission did not seem inclined to approve such an alteration to the locus.

Further, Attorney Cohen expressed concern that the pull-off would not be ADA/AAB compliant and the parking spots would reduce the Veranda House's open space.

Representing the Renzuli's, Attorney Burt Johnson spoke against the originally proposed plan of adding the parking space beneath the deck and mentioned that his clients think a pull-off would be beneficial.

Representing the Roe's, Attorney Weinman reiterated her prior concerns regarding the use of the property. Attorney Weinman requested that there be no weddings or other events held on the premises, the "continental breakfast" remain available only to guests of the Veranda House, that outdoor lighting and air conditioning be "at a minimum", there be no commercial kitchen on the premises, and that construction be done between June 1<sup>st</sup> and September 15<sup>th</sup>.

Randi Ott, an abutter, commented that she wanted to make sure her previous concerns were addressed in the decision and that a parking space would be beneficial to the neighborhood.

The Board members considered the concerns of the application regarding the ADA and AAB were premature at this point and could be addressed at the appropriate time.

A motion was made (Waine) and duly seconded to approve the application with the conditions included in the decision. The vote was 5-0 in favor.

III. Adjournment

A motion was made (Waine) and duly seconded to adjourn the meeting at 2:15 P.M.